भारतीय गैर न्यायिक

भारत INDIA

रु. 500 FIVE HU RUP

पाँच सौ रुपये Rs.

सत्यमेव जयते

INDIA NON JUDICIAL

NOTARY SANJEEV C. MISHRA THANE DIST. MAHARASHTRA Regd. No. 6778 GOVT. OF INDIA

महाराष्ट्र MAHARASHTRA ◐ 2024 ◐ DA 341937

उप कोषागार कार्यालय कल्याण

उप कोषागार अधिकारी कल्याण

NOTARY Sanjeev C. Mishra Thane Dist. Reg.No. 6778 Exp. 22/09/2028 GOVT. OF INDIA

FORM B

04 JUN 2025

[Rule 3(6)]

AFFIDAVIT CUM DECLARATION 13 JUN 2025

I, **Mr. Ritesh V Mishra**, the authorized signatory of M/s. **Assets Reality**, for the proposed project titled **The Chalets Avenue**, do hereby solemnly declare, undertake, and state as follows:

For ASSETS REALITY

PARTNER

NOTARY Sanjeev C. Mishra Thane Dist. Reg.No. 6778 Exp. 22/09/2028 GOVT. OF INDIA

जोडपत्र-१/Annexure - I

प्रकार : प्रतिज्ञापत्राली (अनुच्छेद.....)

प्रतिज्ञापत्र कोणाकडे सादर करावयाचे : [illegible]

प्रतिज्ञापत्रासाठीचे कारण : [illegible]

मुद्रांक विक्रय घेणा-याचे नाव : [illegible]

व पत्ता : [illegible]

मुद्रांक शुल्क रक्कम : 500

मुद्रांक विक्री बाबतची नोंद वही अनुक्रमांक 2344 दिनांक 13/6/2025

मुद्रांक विक्रय घेणा-याची सही

महेंद्र जी. केदारे
मुद्रांक विक्रेता- १२०६०२६
[illegible]

प्रकरण: प्रत्यक्ष मुद्रांक विक्रेत्याची सही
संबंध मुद्रांक विक्रीचे ठिकाण

[illegible]

1. That promoter have a legal title Report to the land on which the development of the proposed project is to be carried out

AND

a legally valid authentication of title of such land along with an authenticated copy of the agreement between such owner and promoter for development of the real estate project is enclosed herewith.

is enclosed.

2. That the project is free from all encumbrances.
3. That the time period within which the project shall be completed by me/promoter is **31/03/2026.**
4. That seventy per cent of the amounts realized by me/promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose.
5. That the amounts from the separate account shall be withdrawn in accordance with Rule 5 of Maharashtra Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of Interest and Disclosures on Website) Rules, 2016.
6. That I shall get the accounts audited within six months after the end of every financial year by a practicing Chartered Accountant, and shall produce a statement of accounts duly certified and signed by such practicing Chartered Accountant and it shall be verified during the audit that the amounts collected for a particular project have been utilized for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.
7. That I shall take all the pending approvals on time, from the competent authorities.
8. That I shall inform the Authority regarding all the changes that have occurred in the information furnished under sub-section (2) of section 4 of the Act and under rule 3 of these rules, within seven days of the said changes occurring.
9. That I have furnished such other documents as have been prescribed by the rules and regulations made under the Act.
10. That I shall not discriminate against any allottee at the time of allotment of any apartment, plot or building as the case may be.

Deponent

For ASSETS REALITY

PARTNER

Mr. Ritesh V Mishra.

For M/s. Assets Reality

Verification

The contents of my above affidavit cum Declaration are true and correct and nothing material has been concealed by me therefrom.

Verified by me at Kalyan Dist. Thane on this 13th day of June,2025.

Deponent

For ASSETS REALITY

PARTNER

Mr. Ritesh V Mishra.

For M/s. Assets Reality

Explained & Identified By Me

BEFORE ME

13-6-25

Sanjeev Kr. C. Mishra
NOTARY
Government Of India
Thane-Dist

13 JUN 2025

S.No. 435 P.No. 69
Notary Register 9:7 Date 13-6-25







For ASSETS REALITY

PARTNER